



Pavey Road, Bristol
, BS13 0LA

£270,000



Pavey Road, Bristol

DESCRIPTION

Situated on a quiet road in South Bristol and being sold with NO ONWARD CHAIN is this three bedroom terraced home. Located only a short walk to surrounding schools, shops and bus links and also, within easy access of Central Bristol via the South Bristol Link Road. The property briefly comprises of an entrance hallway, lounge diner, kitchen and utility. On the first floor you will find three bedrooms and bathroom. Further benefits include off street parking and a rear garden which has been beautifully manicured by the current residents offering a mixture of mature trees, shrubs and plants. Call today to view!!



ROOMS

GROUND FLOOR

Entrance

Access to the property through the front door into the entrance hallway. Stairs leading from the ground floor to the first floor. Access to lounge diner and kitchen.

Lounge Diner

18'4" x 11'1" narrowing to 14'2"

Leading from the hallway and kitchen into the lounge diner. Double glazed window to the front. French doors leading to the rear garden.

Kitchen

9'0" x 9'10"

Leading from the entrance hallway/ lounge diner into the kitchen. Double glazed window to the rear. Mixture of wall and base units. Inset sink. Space for fridge & freezer. Wall and base units. Door to utility room. Door leading to rear garden.

Utility Room

6'5" x 7'0"

Leading from the kitchen into the utility room. Space and plumbing for washing machine, dishwasher and tumble dryer. Double glazed window to the front. Door leading to front garden.

FIRST FLOOR

Bedroom One

12'4" x 9'9"

Leading from landing, double glazed window to front. Storage cupboards. Radiator.

Bedroom Two

10'0" x 11'2"

Leading from landing, double glazed window to front. Radiator.

Bedroom Three

8'0" x 8'4"

Leading from landing, double glazed window to rear. Radiator. Storage cupboard.

Family Bathroom

Leading from the landing into the bathroom. Double glazed windows to the rear. The bathroom consists of a W/C, wash basin and bath with shower above.

OUTSIDE

Rear Garden

Access to the rear garden via the kitchen door. Patio & lawned area. Mixture of mature trees, shrubs and plants. Outside power and tap.

Front Garden

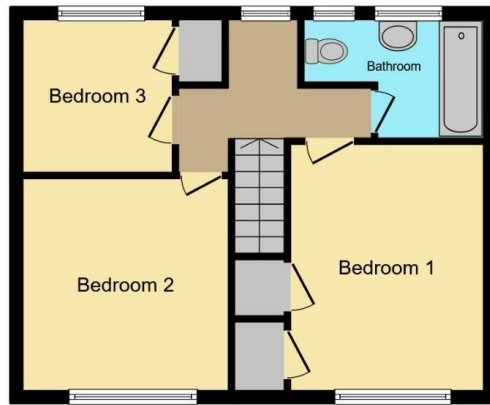
Off-street parking, access to front of property, access to utility room.





Ground Floor

Floor area 42.7 m² (460 sq.ft.)



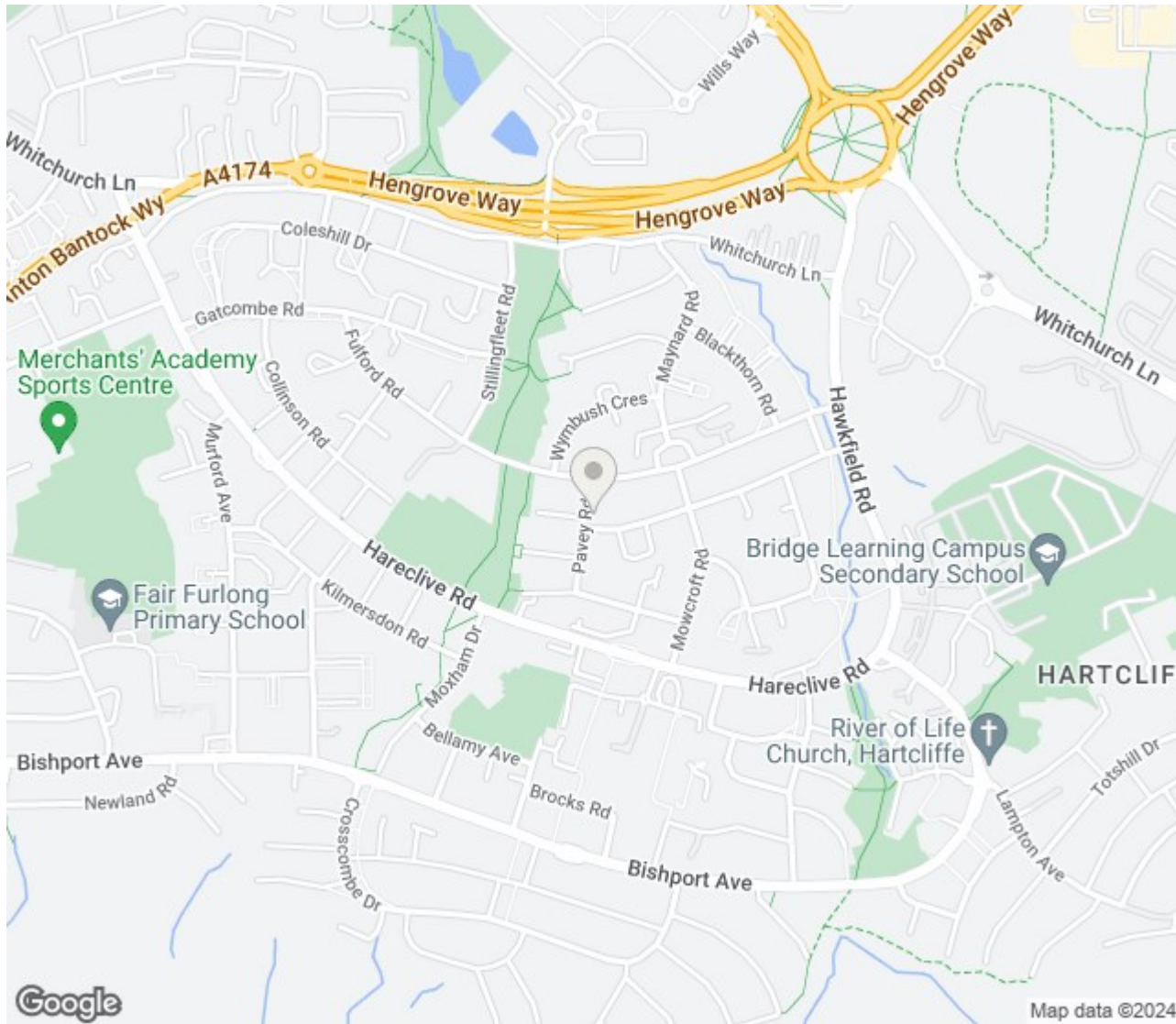
First Floor

Floor area 44.0 m² (474 sq.ft.)

TOTAL: 86.7 m² (934 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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